

*#44X*

BILL NO. Z-90-02-20

1 ZONING MAP ORDINANCE NO. Z-Losh

2 AN ORDINANCE amending the City of  
3 Fort Wayne Zoning Map No. J-3.

4 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
5 FORT WAYNE, INDIANA:

6 SECTION 1. That the area described as follows is  
7 hereby designated an B-3-B (General Business) District under  
8 the terms of Chapter 33 of the Code of the City of Fort  
9 Wayne, Indiana of 1974:

10 Lots 32 through 43 in Electric Addition

11 and the symbols of the City of Fort Wayne Zoning Map No. J-

12 3,

13 as established by Section 11 of Chapter 33 of the Code of  
14 the City of Fort Wayne, Indiana are hereby changed  
15 accordingly.

16 SECTION 2. That this Ordinance shall be in full force  
17 and effect from and after its passage and approval by the  
18 Mayor.

*Janet G. Bradbury*  
23 Councilmember

24 APPROVED AS TO FORM AND LEGALITY:

25 \_\_\_\_\_  
26 J. TIMOTHY McCaulay, CITY ATTORNEY

FOUR STAR BOND  
SOUTHWORTH CO. USA  
25% COTTON FIBER

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock M., E.S.T.

DATED: 2-27-90

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Talarico, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	<u>8</u>	_____	<u>1</u>
<u>BRADBURY</u>	_____	<u>✓</u>	_____	_____
<u>BURNS</u>	_____	<u>✓</u>	_____	_____
<u>EDMONDS</u>	_____	<u>✓</u>	_____	_____
<u>GiaQUINTA</u>	_____	<u>✓</u>	_____	_____
<u>HENRY</u>	_____	<u>✓</u>	_____	_____
<u>LONG</u>	_____	_____	_____	<u>✓</u>
<u>REDD</u>	_____	<u>✓</u>	_____	_____
<u>SCHMIDT</u>	_____	<u>✓</u>	_____	_____
<u>TALARICO</u>	_____	<u>✓</u>	_____	_____

DATED: 3-27-90

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at the hour of \_\_\_\_\_ o'clock M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at the hour of \_\_\_\_\_ o'clock M., E.S.T.

PAUL HELMKE, MAYOR

## RECEIPT

No 7275

CASH COMMUNITY DEVELOPMENT &amp; PLANNING

FT. WAYNE, IND., Jan 24 1990

RECEIVED FROM Rich Dashill \$ 100.00

THE SUM OF One Hundred and no/100's 100 DOLLARS

ON ACCOUNT OF Paying App'L e Taylor St.

PAID BY: CASH  CHECK  M.O. 

AUTHORIZED SIGNATURE

W. E. D.

## PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

I/We RICHARD + DIANIA GASKILL

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/~~a~~ B1B District to a/~~a~~ B3B District the property described as follows:

LOTS #32 THROUGH #43 IN ELECTRIC ADDITION

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED: 2105 TAYLOR ST TO 2145 TAYLOR ST  
INCLUSIVE

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

ERMA F. SMITH2139 TAYLOR STErma F SmithJane E. Mathias2133 Taylor St.Jane MathiasPatty Brooks2129 Taylor St.Patty Brooks

(Name)

(Address)

(Signature)

PAUL YOQUELET2123 Taylor STPaul L Yoquelet

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$100.00)

Name and address of the preparer, attorney or agent.

RICHARD GASKILL

(Name)

1623 HIGH ST FW. IND 46808

(Address &amp; Zip Code)

BUSINESS # OR PM219-426-2155

(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoned.

Jo Ho

Owners of Property

Carolyn Ylana  
Laura Sue Myer

2145 Taylor St.  
2141 Taylor St.

Carolyn Ylana  
Laura Sue Myer

(Name)

(Address)

(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

NOTICE:

FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST  
"OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.

FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING  
FROM BEING HELD.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 27, 1990 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-90-02-20;

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 26, 1990.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

- (1) the grant will be injurious to the public health, safety, morals and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;
- (3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;
- (5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 5, 1990.

Certified and signed this  
6th day of March 1990.



Robert Hutter  
Secretary

~~XX~~ ORIGINAL

ORIGINAL

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE 2105 thru 2145 Taylor Street

2-90-02-20

EFFECT OF PASSAGE Property is presently zoned B-1-B - Limited Business District.

Property will become B-3-B - General Business District.

EFFECT OF NON-PASSAGE Property will remain zoned B-1-B - Limited Business District.

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

(ASSIGN TO COMMITTEE (J.N.)

**FACT SHEET**

Z-90-02-20

BILL NUMBER

**Division of Community  
Development & Planning**

<u>BRIEF TITLE</u>	<u>APPROVAL DEADLINE</u>	<u>REASON</u>																											
Zoning Ordinance Amendment From B-1-B to B-3-B																													
<b>DETAILS</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>Specific Location and/or Address</b>  2105 thru 2145 Taylor Street</td> <td style="padding: 5px;"><b>POSITIONS</b></td> <td style="padding: 5px;"><b>RECOMMENDATIONS</b></td> </tr> <tr> <td style="padding: 5px;">Reason for Project  Warehousing and wholesale storage. 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**DETAILS**

Steve Smith stated that prior to the March 5th Business Meeting they should meet with staff and clarify if the zoning requested would accommodate the use planned.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

**5 March 1990 - Business Meeting**

Motion was made and seconded to return the ordinance to the Common Council with a DO NOT PASS recommendation.

Of the seven (7) members present six (6) voted in favor of the motion, one (1) did not vote.

Motion carried.

**POLICY/PROGRAM IMPACT**

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

**Project Start**

Date 24 January 1990

**Projected Completion or Occupancy**

Date 6 March 1990

**Fact Sheet Prepared by**

Patricia Biancaniello

Reviewed by

*Harry May/w38*

Reference or Case Number

Date 6 March 1990

Date 3/8/90

BILL NO. Z-90-02-20

## REPORT OF THE COMMITTEE ON REGULATIONS

JANET G. BRADBURY, CHAIRPERSON  
DAVID C. LONG, VICE CHAIRMAN  
EDMONDS, SCHMIDT, TALARICO

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS  
REFERRED AN (ORDINANCE) (XXXXXX) amending the City  
of Fort Wayne Zoning Map No. J-3

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (RESOLUTION)

DO PASS

~~DO NOT PASS~~

**ABSTAIN**

NO REC

DATED: 2-27-90

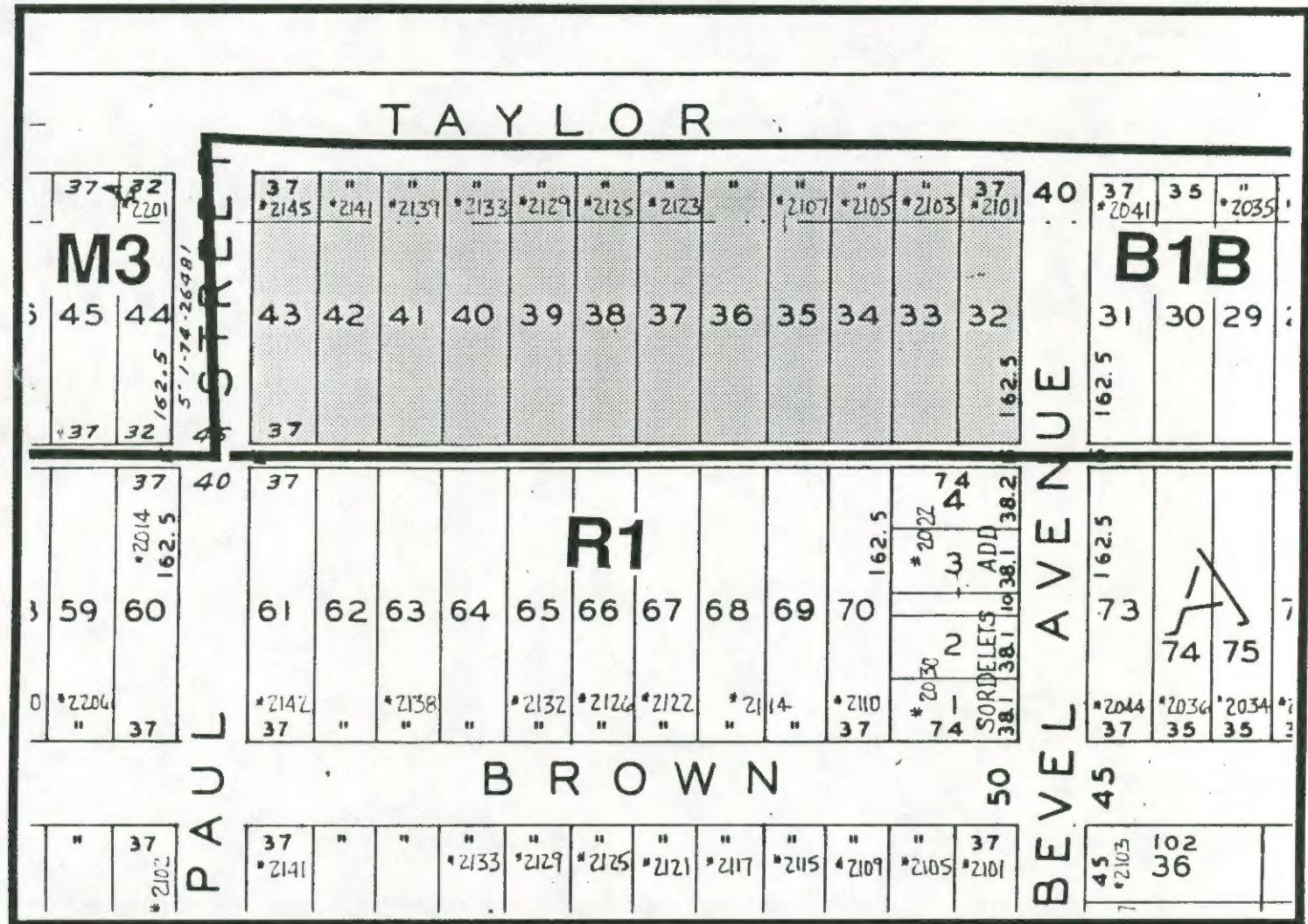
Sandra E. Kennedy  
City Clerk

## **REZONING PETITION**

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A B1B DISTRICT TO A B3B DISTRICT.

MAP NO. J-3

## COUNCILMANIC DISTRICT NO. 4



## ZONING:

## R1 RESIDENTIAL DISTRICT

M1 LIGHT INDUSTRY

## **B1B LIMITED BUSINESS "B"**

## **LAND USE:**

COMMERCIAL

□ INDUSTRIAL

SCALE: 1"=100'

DATE: 2-6-90

